



Project #15-045 Fourth North Corridor Design & Development Plan

REPORT SUMMARY...

<i>Project Name:</i>	Fourth North Corridor Design & Development Plan
<i>Proponent/Owner:</i>	Community Development Department/Logan City
<i>Project Address:</i>	Citywide
<i>Request:</i>	Specific Plan Adoption
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	August 27, 2015
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for the adoption of the Fourth North Corridor Design & Development Plan.

REQUEST

The request is to adopt, by resolution, the Logan Fourth North Corridor Design & Development Plan (The "Plan"), a plan meant to guide future policy and resource allocation for public and private development along and within the Fourth North corridor.

GENERAL PLAN

Specific planning documents are important to the overall vision and success of the Logan City General Plan. Figure 1.1 shows the role of specific plans as taking the overall goals and objectives expressed in the General Plan and further studying and defining them for practical implementation. Logan City completed the Adam's Neighborhood Plan in 2013 and identified the Fourth North corridor as needing further, more in-depth analysis and review due to its regional importance as well as the complexity of issues associated with this area.

BACKGROUND

This project was started in late 2013 with the formulation of a Technical Advisory Committee that included community members, City staff, CMPO staff, USU staff, Neighborhood Council representation, a Planning Commission and Municipal Council member, a commercial landowner, and a large apartment owner. The purpose of this diverse group was to gain a wide perspective on issues associated with the Fourth North corridor while helping to inform the consultants as they provided an outside and impartial assessment of the corridor.

The Fourth North corridor provides a regional linkage between the Wasatch Front and Northeastern Utah, Wyoming and Southeastern Idaho via State Route 89 for recreational as well as trucking needs. Fourth North is an important link between Utah State University and Logan, and also provides an alternative link between Logan and North Logan, Hyde Park and Smithfield.

Over the past several decades, the corridor has changed from a residential oriented, tree lined street to a high volume, high speed, regional connector. The roadway has been widened numerous times to provide for the increased traffic volumes. The adjoining land uses have also changed as single family dwellings have given way to multi-family dwellings as the desirability of living along this stretch of roadway has diminished. The corridor splits the Adams neighborhood as it creates a physical barrier between residents on the South with residents on the North.

The project boundary extends from First West Street on the West to the mouth of the Canyon (First Dam) on the East, an approximate distance of 2.75 miles. The scope of the project was to evaluate the context of the corridor, traffic patterns, existing land uses, current economies, and existing linkages with Utah State University, and provide recommendations for the City to consider on land use, zoning, design, economic development, USU gateways, and pedestrian and vehicular mobility/interconnectivity.

The Fourth North Corridor Plan Vision & Mission Statements are as follows:

The vision for the Fourth North corridor is to transform the street into a beautiful boulevard that will serve its function as a transportation conduit as well as being a livable street. The mission is to use the form and function of the streetscape design to make this transformation happen while visually connecting the range of use types that occur along its length. The 'big picture' ideas that comprise the vision and mission of the plan are to:

- **Enhance** the function and form of the corridor;
- Visually **connect** campus to downtown;
- Create **places & spaces** to connect campus to downtown;
- Improve multi-modal **safety** on/across the corridor;
- **Define** a design and development framework; and
- **Stabilize** the surrounding neighborhood.

Land Use Recommendations

1. Maintain a relatively distinct commercial corridor (1st West to 2nd East) and over time promote a shift to a mixed use type of development pattern.
2. Promote a mixed use node at 2nd East to provide which helps to frame the residential component or leg of this corridor.
3. Retain residential land uses from 2nd East to 6th East. Current residential uses are primarily multi-family uses in single family structures with a mixture of multi-family buildings mixed in.
4. Promote a campus oriented mixed use node at 6th serving USU students and the densification of new development at the NE side of 4th North and 6th East.
5. Promote a recreational linkage from USU trail and biking networks eastward into Logan Canyon and other City trails.

Design and Development Recommendations

Generally, the design and development recommendations for the entire corridor are as follows:

1. Put Fourth North on a "Road Diet" which means promoting the use of planted medians, narrowed roadway, reduced on-street parking, enhanced pedestrian crossings, public art and promoting a sense of gateway into USU at both 6th East and 12th East.
2. Incorporate Main Street design elements into the Fourth North corridor, namely lighting, trees and tree grates, benches, bike racks and banner poles.
3. Eliminate direct left turns into Third and Fifth East with the construction of medians through those two intersections.
4. Promote campus gateways at both 6th East and 12th East using a combination of pavement treatments, entry features, overhead structures and public art at both important street corners and within the medians.
5. Promote distinct streetscape design elements tailored to the adjoining land uses, e.g., mixed uses may have public seating areas along the roadway and residential areas may have a unified fencing theme along its frontage.

The Plan calls out specific strategies for each specific corridor segment.

Implementation Strategies

Waiting on the consultant for more information on the proposed implementation strategy as the Plan is vague in regards to implementation.

STAFF RECOMMENDATION AND SUMMARY

Staff would recommend that the Planning Commission forward a recommendation of approval to the Municipal Council.

PUBLIC REVIEW/INPUT/COMMENTS

A series of public outreach and comment opportunities were conducted as part of the plan development process. These comments have been documented and integrated into the plan. Concerning this specific Planning Commission docket item and the legal notification process, no comments were received as of the time the staff report was prepared.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 8/13/2015, posted on the Utah Public Meeting website on 8/17/2015, and noticed in a quarter page ad on 8/9/2015.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend resolution changes to the legislative body (Municipal Council).
2. The proposed Fourth North Corridor Design & Development Plan outlines steps to improve the Fourth North corridor from an economic, land use, transportation and design standpoint, resulting in better overall health, safety and welfare of the citizens of Logan.
3. The Logan City General Plan identifies the need and importance of specific planning documents in Figure 1.1.

4. Logan City adopted the Adams Neighborhood Plan in October of 2013 and in which it identified the need and importance of further study of the Fourth North corridor.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.